



2008 00018528

Bk: 9575Pg: 237 Page: 1 of 2

Recorded: 08/20/2008 01:45 PM

After Recording Return to:

Atty. Barbara Hawley
462 Main Street
Amherst, MA 01002

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001

Date: 08/20/2008 01:45 PM

ctrl# 020866 27652 Doc# 00018528

Fee: \$1,810.32 Cons: \$397,000.00

Premises:

232 Strong Street
Amherst, MA

_____[Space Above This Line for Recording Data]_____

MASSACHUSETTS QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, **Thomas F. Juravich and Marilyn McArthur** of 232 Strong Street, Amherst, MA 01002

for consideration paid, and in full consideration of **\$397,000.00**

Grant(s) to **Eric N. Sommers**, of 292 West Street, Amherst, MA 01002

with QUITCLAIM COVENANTS

The land described on **EXHIBIT "A"** attached hereto and incorporated herein by reference.

EXECUTED as a sealed instrument this 18th day of August, 2008.

Witness

Witness

Thomas F. Juravich

Marilyn McArthur

THE COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 18th day of August, 2008 before me, the undersigned notary public, personally appeared Thomas F. Juravich and Marilyn McArthur, proved to me through satisfactory evidence of identification, which was ☒ personal knowledge, ☐ a MA driver's license, ☐ oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, or ☐ (identify) _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Peter W. MacConnell, Notary Public

My commission expires: 12/19/08

EXHIBIT "A"

THE LAND on the northerly side of Strong Street, Amherst, Hampshire County, Massachusetts, shown as Lot D on a plan of land entitled "Plan of Land in Amherst, Massachusetts Prepared for Regina Gulliver", dated April 24, 1991, prepared by Almer Huntley, Jr. & Associates, Inc., and recorded with the Hampshire County Registry of Deeds at Plan Book 171, Page 50, and being more particularly bounded and described as follows:

BEGINNING AT an iron pin set in the northerly sideline of said Strong Street, said iron pin marking the southwesterly corner of the premises to be conveyed and the southeasterly corner on said Strong Street of Lot C, as shown on said plan; thence running

N. 15° 12' 59" E. a distance of 160.00 feet to an iron pin; thence running

S. 74° 16' 06" E. a distance of 265.08 feet to an iron pin at land now or formerly of Deanne S. Riddle, the last two courses being along the said Lot C; thence running

S. 05° 40' 54" W. a distance of 162.49 feet along the said land of Riddle to an iron pin set in the northerly sideline of said Strong Street; thence running

N. 74° 16' 06" W. a distance of 292.00 feet along said Strong Street to the point of beginning.

Containing 1.023 acres, more or less.

SUBJECT TO an underground utilities easement for the benefit of the said Lot C which was granted in a deed from Douglas A. Kohl to Miko Enterprises, Inc., dated April 16, 1993, and recorded with said Registry at Book 4180 Page 244.

Being the same premises conveyed by deed of Douglas A. Kohl, also known as Douglas Kohl to Thomas F. Juravich and Marilyn McArthur dated June 30, 1993 and recorded in the Hampshire County Registry of Deeds in Book 4243, Page 30.

ATTEST: HAMPSHIRE, Marianne L. Donohue REGISTER
MARIANNE L. DONOHUE